



# Planning Commission

## *MINUTES*

**Monday, December 14, 2015 at 7:00 PM**

Garner Town Hall Building B · Council Chambers  
900 7th Avenue · Garner, North Carolina 27529

### **I. Call to Order**

Chairman Hunnicutt called to order the regular meeting of the Town of Garner Planning Commission at 7:02 P.M. on Monday, December 14, 2015 in the Town Council Meeting Room.

### **II. Invocation**

Chairman Hunnicutt provided an invocation.

### **III. Roll Call**

The Secretary conducted a roll call and the following members were present: Mr. Jeffrey Swain, Ms. Vira Hogan, Mr. Dean Fox, Mr. Jim Hunnicutt and Mr. Neel Surti.

The following members were absent: Mr. Cliff Sauls

Mr. Brad Bass, Mr. Jeff Triezenberg, Ms. Jenny Saldi and Ms. Courtney Jenkins were in attendance representing the Planning staff.

### **IV. Approve minutes from November 9, 2015 Planning Commission meeting.**

Mr. Dean Fox made a motion to approve the revised minutes, seconded by Mr. Swain. The vote was unanimous.

### **V. Rezoning Request.....Mr. David Bamford**

Z-15-01 – W. Garner Road, Hopper Communities is requesting to rezone 18 acres from R-20 to R-9. The site is located on Garner Road and can be further identified as Wake County PINs 1711351432 and 1711258325.

Mr. Hunnicutt noted that the applicant has requested a continuance until the next meeting in January. Ms. Hogan made a motion to continue the item until the meeting of January 11, 2016, seconded by Mr. Surti. The vote was unanimous.

**Vote:** Swain – yes; Hogan – yes; Fox – yes; Hunnicutt – yes; Surti – yes

**VI. Special Use Permit:.....*Ms. Jenny Saldi***

***SUP-SP-15-10 – Poole Family YMCA***, Withers Ravenel is requesting special use permit approval for YMCA to be located off Aversboro Road. The zoning is MF-1, and the property is 13.92 acres in size; it can be further identified as Wake County PIN 1710138336.

Ms. Saldi presented the staff report to the Commission beginning with the location and map of the site; the site is zoned MF-1. She noted the surrounding zoning consisting of single family and a portion of Community Retail that has yet to be developed. The proposed building is 35,104 square feet finished in brown and tan brick and a blue standing seam metal roof. All applicable landscaping, parking, and stormwater regulations have been met. Road improvements will be made to include two points of access, road widening with curb and gutter along with sidewalk construction. Fire protection measures have been reviewed and approved, and the site has access to both public water and sewer service. Staff has requested a TIA and is currently waiting for NCDOT to complete their review, specifically regarding a signal warrant. After noting compliance with Town plans and policies, she addressed staff's recommendation for approval with one (1) condition: the Owner shall be responsible for improvements required by NCDOT prior to issuance of a Certificate of Occupancy.

Mr. Swain stated that he would like to hear from the applicant.

Mr. Tim Carr of the YMCA, 801 Corporate Center Drive, Suite 200, Raleigh introduced himself to the Commission. He stated that he is present to answer any questions and expressed his excitement to bring this amenity to the Garner community and has been pleased with Staff and the community's support.

Mr. Swain asked if the YMCA planned to meet with neighbors prior to the Town Council meeting.

Mr. Carr answered no; however, YMCA members will plan a meeting with neighbors to answer questions and make them aware of the construction schedule.

Mr. Swain replied that he resides at the Villages of Aversboro and is excited about the project. His one concern is traffic, particularly with turning left at Aversboro Road and Timber Drive. He believes the signal is warranted.

Mr. Carr responded that the information provided by the TIA stated that it is not warranted, which is based on NCDOT's standards. The YMCA is prepared to respond and follow NCDOT's direction.

Ms. Hogan inquired about a construction time frame.

Mr. Carr answered that they anticipate a groundbreaking in March-May, as early as possible, depending on permit approval. The plan is for a two phase opening, beginning with Memorial Day 2017.

Mr. Fox asked if the proposed lighting plan had been evaluated to ensure that it will not negatively impact neighbors in regards to glare.

Mr. Carr noted that the lighting will meet the Town's requirements and ordinances. The building is still being designed; staff will work with Duke Energy Progress to ensure the proper cutoffs are

met accordingly. The YMCA understands the importance of light management with surrounding neighborhoods and considers it a priority with all projects.

Mr. Fox inquired if sound in regards to the outdoor pool had been properly evaluated as well.

Mr. Carr answered that is a good question but was not sure if he was equipped to answer all questions from an operational prospective. Some noise will occur since it is a recreational facility. However, most events take place during normal operating hours; there could be peak times during the summertime. It is currently not an issue at other existing facilities.

Mr. Fox asked if additional parking will be needed for a playing field and if so, is there was a potential for overflow.

Mr. Carr replied that additional parking is not needed; events are typically not scheduled at the same time. Therefore, on-site parking should be sufficient.

Mr. Fox inquired if the second access is needed. He also asked about potential queuing onto Aversboro Road.

Mr. Carr answered the intent of the second access is to make the right turn, particularly for drop offs and to keep the flow of traffic steady. He does anticipate any queuing onto Aversboro Road. The YMCA is flexible and is willing to re-evaluate in the future if needed.

Mr. Surti questioned if the fundraising goal had been met.

Mr. Carr responded that they are very close and every little bit helps; they are pleased so far.

Mr. Hunnicutt expressed his excitement for the project. He stated he is disappointed about the lack of signal as well.

Mr. Swain inquired if the YMCA is planning to coordinate working jointly with the Town, since the Town will be constructing their own recreational facility.

Mr. Carr explained that it has been discussed in theory and plans to keep a constant dialogue of communication with the Town of Garner.

Ms. Karen Bell of 221 Whithorne Drive, Garner introduced herself to the Commission. She expressed her concern over utility connection in regards to environmental impact.

Mr. Carr answered that the water connection is directly off of Aversboro Road and the sewer location will be at the back of the site; there will be minimal impact.

Mr. Surti made a motion to recommend approval of the Special Use Permit *SUP-SP-15-10* for the Poole Family YMCA subject to the following condition: 1) The Owner shall be responsible for improvements required by NCDOT prior to issuance of a Certificate of Occupancy.

Ms. Hogan seconded the motion. The vote was unanimous.

**Vote:** Swain – yes; Hogan – yes; Fox – yes; Hunnicutt – yes; Surti – yes

**VII. Conditional Use Permit:.....Ms. Jenny Saldi**

**CUP-SP-15-24 – Sheetz**, Sheetz, Inc. is requesting conditional use permit approval for a Sheetz retail / fuel retail business to be located at 40 Cabela Drive at the northwest corner of US HWY 70 E and Jones Sausage Road. The zoning is Service Business (SB), and the property is 1.86 acres in size; it can be further identified as Wake County PIN 1720297392.

Ms. Saldi presented the staff report to the Commission beginning with the location and map of the site; the site is 1.86 acres in size and is zoned Service Business. She noted the surrounding zoning consisting of Service Business, Community Retail and Industrial. The proposed building is a 6,407-square-foot convenience store with a restaurant and fuel sales that is predominantly red brick and gray cultured stone; the gas canopy consists of red metal. All applicable landscaping, parking, and stormwater regulations have been met. The site will have an offsite stormwater pond and no flood plain is located on site. Road improvements will be made to include three points of access and pedestrian connections to the north and south. Fire protection measures have been reviewed and approved, and the site has access to both public water and sewer service. The lighting plan submitted needs some modifications, which is staff's one condition for approval: Prior to review by Town Council, the lighting plan shall be revised to meet the lighting ordinance, submitted to Staff for review and approval.

Mr. Surti inquired if the building required a sprinkler system.

Ms. Saldi answered that it is determined by the fire inspector and building code; it varies dependent on the size and type of construction.

Mr. Thomas Anastasi of Sheetz, 99 Meadowmist Drive, Garner introduced himself to the Commission. He expressed his enthusiasm for the project and provided some background information on the family-owned company. Sheetz currently has a distribution center in Burlington with fresh food being transported around the area every day. This particular project will have a lounge area, bar seating, table seating; multiple options for Garner citizens to enjoy.

Mr. Mark Phillips of Pabst and Hilbrun, 911 Paverstone Drive, Suite E, Raleigh introduced himself to the Commission. He thanked Ms. Saldi for her presentation and addressed some highlights of the site plan.

Mr. Surti asked for the hours of operation.

Mr. Thomas replied that Sheetz is open 24 hours a day, 365 days per year, which includes all menu options.

Mr. Fox expressed his concern regarding a left turn out of the main driveway. He inquired if it was researched and determined that there is adequate site distance.

Mr. Phillips answered yes; they looked at all site distance triangles in detail.

Mr. Anastasi stated that he had requested further detail on that concern as well and it was determined that there are no obstructions.

Mr. Fox implored the applicant to continue to monitor that particular site triangle to see if it becomes an issue in the future.

Mr. Anastasi agreed and replied that if it is a problem in the future, then the last stall could be removed if needed.

Mr. Surti asked for the number of anticipated employees.

Mr. Anastasi answered the location will have 32 total full time and part time employees.

Mr. Swain requested an expected construction time frame.

Mr. Anastasi responded that they hope to start construction in March and open in July 2016.

Mr. Surti inquired if Sheetz sets their own prices or look to competitors.

Mr. Anastasi answered that is not his area of expertise; however, he is aware that they track competition on a daily basis.

Mr. Swain made a motion to recommend approval of the Conditional Use Permit *CUP-SP-15-24* for the Sheetz at White Oak NW subject to the following condition: 1) Prior to review by Town Council, the lighting plan shall be revised to meet the lighting ordinance, submitted to Staff for review and approval.

Ms. Fox seconded the motion. The vote was unanimous.

***Vote:*** Swain – yes; Hogan – yes; Fox – yes; Hunnicutt – yes; Surti – yes

## **XI. Reports from the Planning Director**

Mr. Bass noted that the Town Council approved the following as recommended by the Planning Commission: the South Wake County Post 10225 VFW and has continued Bryan Road Elementary to the next meeting.

Mr. Bass informed the commission that the meetings for the Complete 540 project have been held. However, NCDOT will continue to receive public comment through January 8, 2016. NCDOT will select the preferred alternative in Spring 2016 with a final decision expected later in the year.

Mr. Bass advised commission members that there will likely be a meeting in January based on the number of submittals recently received.

## **XII. Adjournment**

Chairman Hunnicutt motioned to adjourn the meeting; the meeting adjourned at 8:22 P.M.

Minutes Submitted by Courtney Jenkins, Secretary for the Planning Commission